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# SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Resolution to accept land for public purposes					
DEPARTMENT: Planning and Development DIVISION: Development Review					
AUTHORIZED BY: Dan N	Matthys CONTACT: Tom Radzai M EXT. 7342				
***************************************	Regular Consent Work Session Briefing Public Hearing 7:00				
MOTION/RECOMMENDATION:					
Adopt and authorize the chairman to execute a Resolution to accept the Warranty Deed and cancel property taxes for land donated as right-of-way on County Road 419 from LIVE OAK RESERVE LTD.					
District 1 – Commissioner Dallari (Tom Radzai, Senior Engineer)					

### **BACKGROUND:**

The developer, Live Oak Reserve Ltd., is constructing Phases 4 and 5 of the Live Oak Reserve subdivision, located on County Road 419 at Snowhill Road in Oviedo, Florida. The developer is required as part of their right-of-way permit, to install a right turn lane on County Road 419 into their site. The additional right of way is needed to accommodate the right turn lane. Live Oak Reserve Ltd. has agreed to donate land to Seminole County for the additional right-of-way on County Road 419.

The attached resolution accepts the right-of-way and cancels the ad valorem taxes on the dedicated properties. The taxes cancelled for year 2005 are estimated to be \$1,016.55.

### **STAFF RECOMMENDS:**

Adopt and authorize the chairman to execute a Resolution to accept the Warranty Deed and cancel property taxes for land donated as right-of-way on County Road 419 from LIVE OAK RESERVE LTD.

Attachments: Location map

Resolution

Warranty Deeds

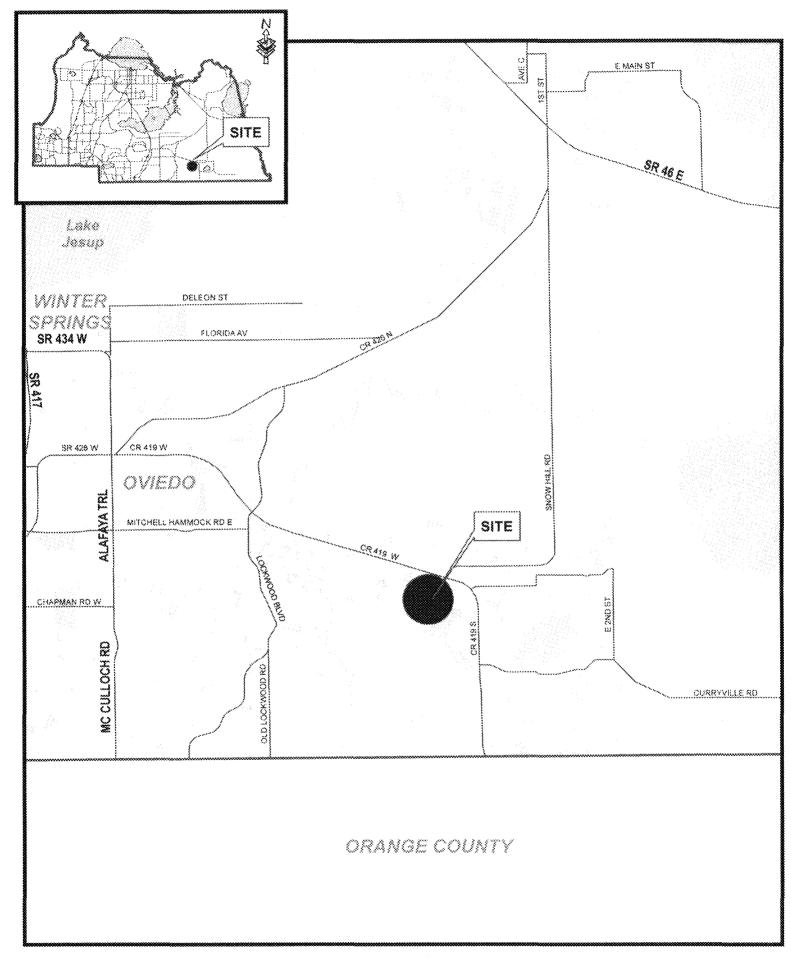
Estimate of Real Property Assessments

Reviewed by:

Co Atty: DFS:___

Other: DCM:

File No. cpdd01



This Instrument Frepared by: Kimberly M. Romano Assistant County Attorney Seminole County Attorney's Office 1101 E. 1° Street Sanford, PL 32771

#### WARRANTY DEED

That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See Exhibit "A," attached hereto and incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenant with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals the day and year first above written.

ATTEST:

**GRANTOR:** 

LIVE OAK RESERVE, LTD. By:Sterling Live Oak, Inc.

General Partner

By:

VINCENT J. COSTELLO.

Vice President

(Corporate Seal)

BRIAN D. KOSOY

President

STATE OF FLORISM

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that, on this // day of // , 2005.
before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BRIAN D. KOSOY, President and VINCENT J. COSTELLO, Vice President, as Officers of Sterling Live Oak, Inc., General Partner of LIVE OAK RESERVE, LTD., a corporation organized under the laws of the State of Florida, who are personally known to me or who have produced as identification.

They have acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.

Print Name: <u>CHRISTING M. Healter</u> Notary Public, in and for the County

and State Aforementioned

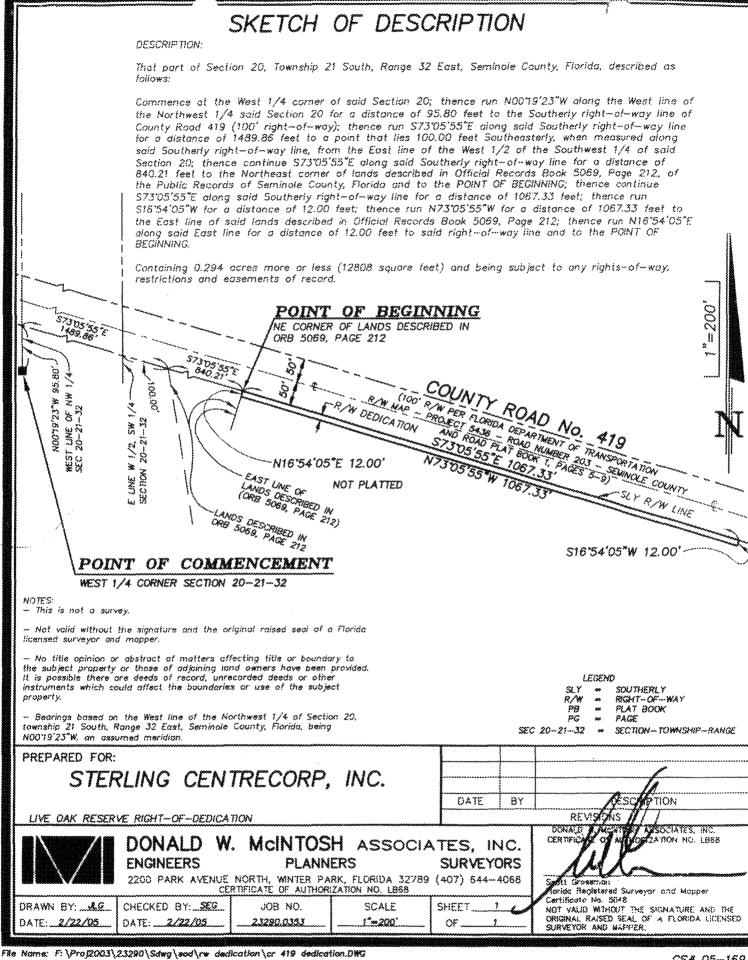
Attachment:

Exhibit "A" - Legal Description

P:\Users\kromano\MYDOCS\MISC\Warranty deed(CR419-Chuluota).doc

## EXHIBIT A

(Attach Legal Description)



# SEMINOLE COUNTY PROPERTY APPRAISER 1101 E FIRST STREET SANFORD, FL 32771

407-665-7523

### ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES

DATE: 06/03/2005

PARCEL: 20 - 21 - 32 - 300 - 0160 - 0000

**PAD: E 434 SR** 

OWNER: LIVE OAK RESERVE LTD

ADDRESS: SUITE 305

ONE NORTH CLEMATIS ST WEST PALM BEACH FL 33411

### LEGAL DESCRIPTION:

SEC 20 TWP 21S RGE 32E E 1/2 OF SW 1/4 S OF CR 419 (LESS BEG INT OF S R/W OF CR 419 & W LI RUN S TO SW COR OF NW 1/4 OF SE 1/4 OF SW 1/4 E 340 FT NWLY TO RD NWLY 100 FT ALONG RD TO BEG & BEG 95.95 FT N & 1489.88 FT S 73 DEG 04 MIN 30 SEC E OF W 1/4 COR RUN S 73 DEG 04 MIN 30 SEC E 840.21 FT S 16 DEG 55 MIN 30 SEC W 85.54 FT S 77 DEG 36 MIN 17 SEC W 253.04 FT N 73 DEG 04 MIN 30 SEC W 195.15 FT S 17 DEG 50 MIN 54 SEC E 22.55 FT S 71 DEG 40 MIN 08 SEC W 15 FT N 17 DEG 50 MIN 54 SEC W 33.09 FT N 73 DEG 04 MIN 30 SEC W 50.81 FT S 72 DEG 09 MIN 09 SEC W 231.53 FT N 08 DEG 53 MIN 14 SEC W 379.35 TO BEG) & S 1/2 OF SW 1/4 OF SW 1/4 (LESS PT IN PB 61 PGS 32-39) & W 1/4 OF SE 1/4 S OF CR 419 & SE 1/4 OF SF 1/4 S OF CR 419

NOTE:

This is an estimate based on information provided by requestor and other data available in this office. This estimate DOES NOT reflect non-ad valorem or special assessments and taxes. For information regarding County non-ad valorem or special assessments and taxes contact the Office of Management and Budget at (407) 665-7176.

51,232

51,232

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Contact the city of OVIEDO for city non-ad valorem or special assessments and taxes.

### ASSESSMENT RECORDS INDICATE PARCEL WAS VACANT AS OF JANUARY 1, 2005.

JUST VALUE
EXEMPTED AMOUNT
TAXABLE VALUE
MILLAGE RATE
*** ESTIMATED TAXES

19.8423 * Millages and exempt totals used are 1,016.55 based on latest certified amounts.

*** This estimate represents the most current value and is subject to change.

DAVID JOHNSON

release this information

This estimate is good through: 07/03/2005.

Estimate is for a portion of the above legal description containing 12,808 sq ft.

### RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON ______ 28th ____ DAY OF ______ June _____, 2005 __.

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that there is a necessity for future improvements to property, located in Section 20, Township 21 South, Range 32 East, Seminole County, Florida; and

WHEREAS, the implementation of the future roadway improvements will require right-of-way not now owned by the County of Seminole; and

WHEREAS, LIVE OAK RESERVE LTD., have indicated their willingness to donate to Seminole County the required right-of-way, as evidenced by executed Warranty Deed for RIGHT-OF-WAY, attached hereto; and

WHEREAS, Section 196.28, Florida Statutes, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road purposes.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County hereby accepts this Warranty Deed for Right-of-way executed May 17th, 2005, conveying to Seminole County the land described in EXHIBITS "A", attached hereto.

BE IT FURTHER RESOLVED that all ad valorem taxes either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in EXHIBIT "A" are hereby cancelled and discharged.

BE IT FURTHER RESOLVED that said Warranty Deed be recorded in the Official Records of Seminole County, Florida.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Clerk to the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

ADOPTED THIS 28th DAY OF June , 20 05 .

ATTEST:	BOARD OF COUNTY COMMISSIONERS SEMINOLE COUNTY, FLORIDA
	CARLTON D. HENLEY, CHAIRMAN
MARYANNE MORSE, Clerk to the Board of County Commissioners in and for Seminole County, Florida.	
TAX PARCEL ID's # 20-21-32-300-0160-0000	

Prepared by: Tracy N. Phelps Development Review Division Date: 06-03-05